172.0	0006	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,700 / 859,700
					USE VALUE:	859,700 / 859,700
					ASSESSED:	859,700 / 859,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		TANAGER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGARMAN LEAH F
Owner 2:	KARDON LEONARD J
Owner 3:	
Street 1:	65 TANAGER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORBETT NIALL P & LOIS J -
Owner 2:	-
Street 1:	65 TANAGER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .094 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Clapboard Exterior and 2710 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4107.000	479,500		380,200	859,700
Total Card	0.094	479,500		380,200	859,700
Total Parcel	0.094	479,500		380,200	859,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.28 /Parcel: 317.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 114263

GIS Ref

GIS Ref

Insp Date 09/21/18

!13344!

PREVIOUS ASSESSMENT

Parcel ID 172.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	479,500	0	4,107.	380,200	859,700		Year end	12/23/2021
2021	101	FV	465,600	0	4,107.	380,200	845,800		Year End Roll	12/10/2020
2020	101	FV	474,400	0	4,107.	380,200	854,600	854,600	Year End Roll	12/18/2019
2019	101	FV	349,900	0	4,107.	374,800	724,700	724,700	Year End Roll	1/3/2019
2018	101	FV	361,600	0	4,107.	287,900	649,500	649,500	Year End Roll	12/20/2017
2017	101	FV	361,600	0	4,107.	271,600	633,200	633,200	Year End Roll	1/3/2017
2016	101	FV	361,600	0	4,107.	249,900	611,500	611,500	Year End	1/4/2016
2015	101	FV	342,800	0	4,107.	233,600	576,400	576,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:48:31

LAST REV

Date	Time
10/13/20	14:42:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORBETT NIALL P	36349-584		9/9/2002		475,000	No	No		
	12969-693		5/3/1976		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2056	Wood Dec	11,000	O				add 10x12 deck
2/24/2012	164	Manual	1,200					install new A/C un
1/12/2012	44	Addition	65,000					REAR GABLE END FOR
9/25/2008	1189	Redo Bas	48,100	C		G10	GR FY10	BMT BTH 2 ROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Inspected	PH	Patrick H
6/21/2018	MEAS&NOTICE	BS	Barbara S
6/12/2012	Info Fm Prmt	BR	B Rossignol
6/17/2009	Info Fm Plan	BR	B Rossignol
1/15/2009	Meas/Inspect	345	PATRIOT
12/11/2002	MLS	MM	Mary M
4/20/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114263
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4107		Sq. Ft.	Site		0	70.	1.32	6									380,246						380,200	

Total AC/HA:	0.09428	Total SF/SM:	4107	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	380,246	Spl Credit		Total:	380,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Very Good
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16928780
Const Adj.:	1.00239980
Adj $ / SQ:	152.372
Other Features:	115488
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	537558
Depreciation:	58056
Depreciated Total:	479502

COMMENTS

OF=BMT SINK NO HEAT HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

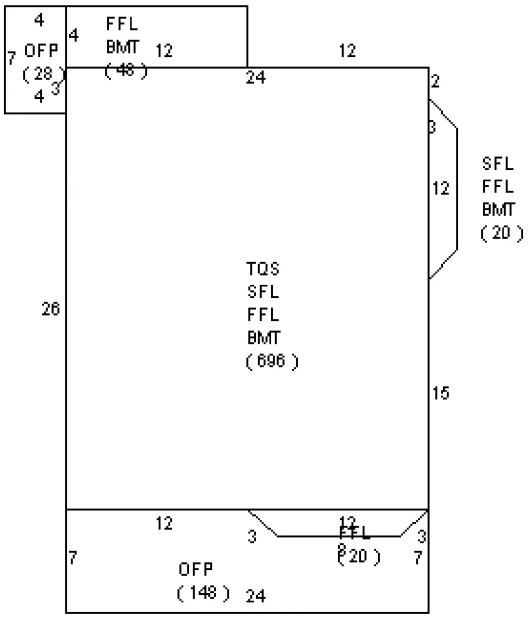
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.61
Special Features:	0	Val/Su Net:	161.88
Final Total:	479500	Val/Su SzAd	237.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	152.370	119,460
BMT	Basement	764	79.240	60,540
SFL	Second Floor	716	152.370	109,098
TQS	3/4 Story	522	152.370	79,538
OFP	Open Porch	176	25.940	4,565

Net Sketched Area:	2,962	Total:	373,201
Size Ad	2022	Gross Area	3136	FinArea	2710
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	